



**1 ROCK COTTAGES,
CHURCH LANE, FARNDON, CHESTER, CH3 6QE**

A CHARMING DETACHED TWO BEDROOM COTTAGE IN AN ELEVATED POSITION AT THE HEART OF THIS SOUGHT AFTER VILLAGE LOCATION ON THE BANKS OF THE RIVER DEE. The cottage occupies an imposing position on the top of a rock within a Conservation Area overlooking the interesting village street scene at the heart of the village. Decorated in an artistic style with painted beamed ceilings to the ground floor it comprises an entrance vestibule; sitting room with open fireplace; dining kitchen with hand painted units, walk-in pantry and bay window seat; 22'6" garden room with french windows to the side courtyard garden; two double bedrooms and a four piece white bathroom including a slipper bath and separate shower. Central heating is from a modern "Worcester" gas combi boiler and the property is partly double glazed. Outside there is a natural rock garden at the front with a gravel double length side drive beyond where shutter style gates open to the courtyard.



PRICE REDUCED TO £285,000

NB: Photos may have been taken using wide angle lenses, items showed in photos may not be included in the sale

PLEASE NOTE: The agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Kent Jones has any authority to make or give representation or warranty in relation to the property

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DESCRIPTION:

A CHARMING DETACHED TWO BEDROOM COTTAGE IN AN ELEVATED POSITION AT THE HEART OF THIS SOUGHT AFTER VILLAGE LOCATION ON THE BANKS OF THE RIVER DEE. The cottage occupies an imposing position on the top of a rock within a Conservation Area overlooking the interesting village street scene at the heart of the village. Decorated in an artistic style with painted beamed ceilings to the ground floor it comprises an entrance vestibule; sitting room with open fireplace; dining kitchen with hand painted units and a walk-in pantry; 22'6" garden room with french windows to the side courtyard garden; two double bedrooms and a four piece white bathroom including a slipper bath and separate shower. Central heating is from a modern "Worcester" gas combi boiler and the property is partly double glazed. Outside there is a natural rock garden at the front with a gravel double length side drive beyond where shutter style gates open to the courtyard.

LOCATION:

The village of Farndon lies just off the A534 some 9 miles south of Chester and 6 miles from Wrexham. It provides wide ranging local amenities including Shops for everyday needs, a Health Centre, Community Hall and Sports Centre, Pubs with Restaurant facilities, Church, Primary School and Farm Shops in neighbouring Holt on the opposite river bank. Secondary Schools are within easy reach at Malpas, Christleton and Great Boughton and Abbey Gate College is nearby in Saughton. There is a regular bus service to both Chester and Wrexham which provide extensive shopping, schooling and recreational facilities. Of interest to the commuter the nearest train station is Wrexham (6 miles) with Liverpool Airport (23 miles) and Manchester Airport (35 miles). Easy access is available to all the motorway networks.

DIRECTIONS:

For satellite navigation purposes use the post code CH3 6QE. Leave Wrexham on the A534 Holt Road. Proceed down the dual carriageway passing the Golf Club on the left and at the next roundabout take the second turning left signposted Holt and Nantwich. Continue for approximately two miles until turning left onto the B5102 signposted Rossett and Holt. Continue into the village until eventually crossing the bridge into Farndon when the property will be observed after about one hundred yards on right hand side.



FIRST FLOOR

Comprises :-

LANDING

Loft access-point. Smoke alarm.

NO. 1 BEDROOM

15' 0" x 10' 6" (4.57m x 3.2m)

Built-in wardrobe over stairs. Dual aspect with a single glazed window to the front and a double glazed window to the side with views over the village towards the Welsh Mountains beyond. Radiator. Three double power points. Television aerial point.

NO. 2 BEDROOM

12' 0" x 7' 1" (3.66m x 2.16m)

and 11'9" (3.58m) into door recess. Storage cupboard over stairs. Radiator. Picture rail. Loft access-point with drop-down ladder to a boarded ATTIC SPACE with light and power points. Colour-washed floorboards. Double power point.

BATHROOM

9' 0" x 7' 8" (2.74m x 2.34m)

Fitted four piece period style suite comprising a slipper bath with shower mixer tap attachment, pedestal wash hand basin with tiled splash-back, close coupled w.c. and corner shower tray with screen enclosure, tiled walls and mains shower fitting. Inset ceiling lighting. Extractor fan. Picture rail. Colour-washed floorboards. Wall-light.

OUTSIDE:

At the front there is a natural rock garden containing a variety of plants and shrubs. To the right hand side there is a natural rock and flight of steps to the front door. To the left hand side there is a double length gravelled drive with shutter style gates beyond leading to the gravel covered courtyard side garden with raised borders.

SERVICES:

All mains services are connected subject to statutory regulations. THE CENTRAL HEATING is a conventional radiator system effected by the "Worcester" combination gas fired boiler concealed within a cupboard in the Kitchen. The property is wired for a BT telephone system.

TENURE:

Freehold. Vacant Possession on Completion.

VIEWING:

By prior appointment with the Agents.

COUNCIL TAX BAND:

The property is valued in Band "D".

EPC:

EPC = E. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at www.epcregister.com - you will need to use the post code (CH3 6QE) and property name or number (1 Rock Cottages).

These particulars were prepared following initial inspection of the property and the descriptive comments are the opinion of Kent Jones & Company Estate Agents at that time.

RGJ/P39

